



# Smith Cove

Potential For A Public Land Swap  
between the Port of Seattle  
and Seattle Parks

# Smith Cove Today



# Land parcels under consideration





# Land Swap: Activities to Date

- Port Commission Briefing – December 3, 2010
- Seattle City Council Parks Committee Chair
  - Informal briefing – February 16, 2011
- Public Outreach
  - Neighbor's Advisory Committee (NAC)
    - Queen Anne & Magnolia residents
    - Monthly discussions October 2010 – February 2011
    - NAC resolution supporting land swap discussion - November, 2010
  - Magnolia Community Club Board – January 18
  - Parks/Port/King County Community Meeting – March 3
  - Magnolia Community Club Meeting - March 10

# Agency Objectives

- Park :
  - Room for (2) 50 x 80 yard playfields
  - Shoreline/Water access
  - Adequate parking
  - Accomodation for launching human-powered watercraft
- Port :
  - A developable site suitable for economic development
  - Support development compatible with community interests
- Interagency:
  - Cashless exchange based on 1-for-1 value
  - Cost neutral or limited to no expense
  - Ease of implementation; limited to no contingent actions

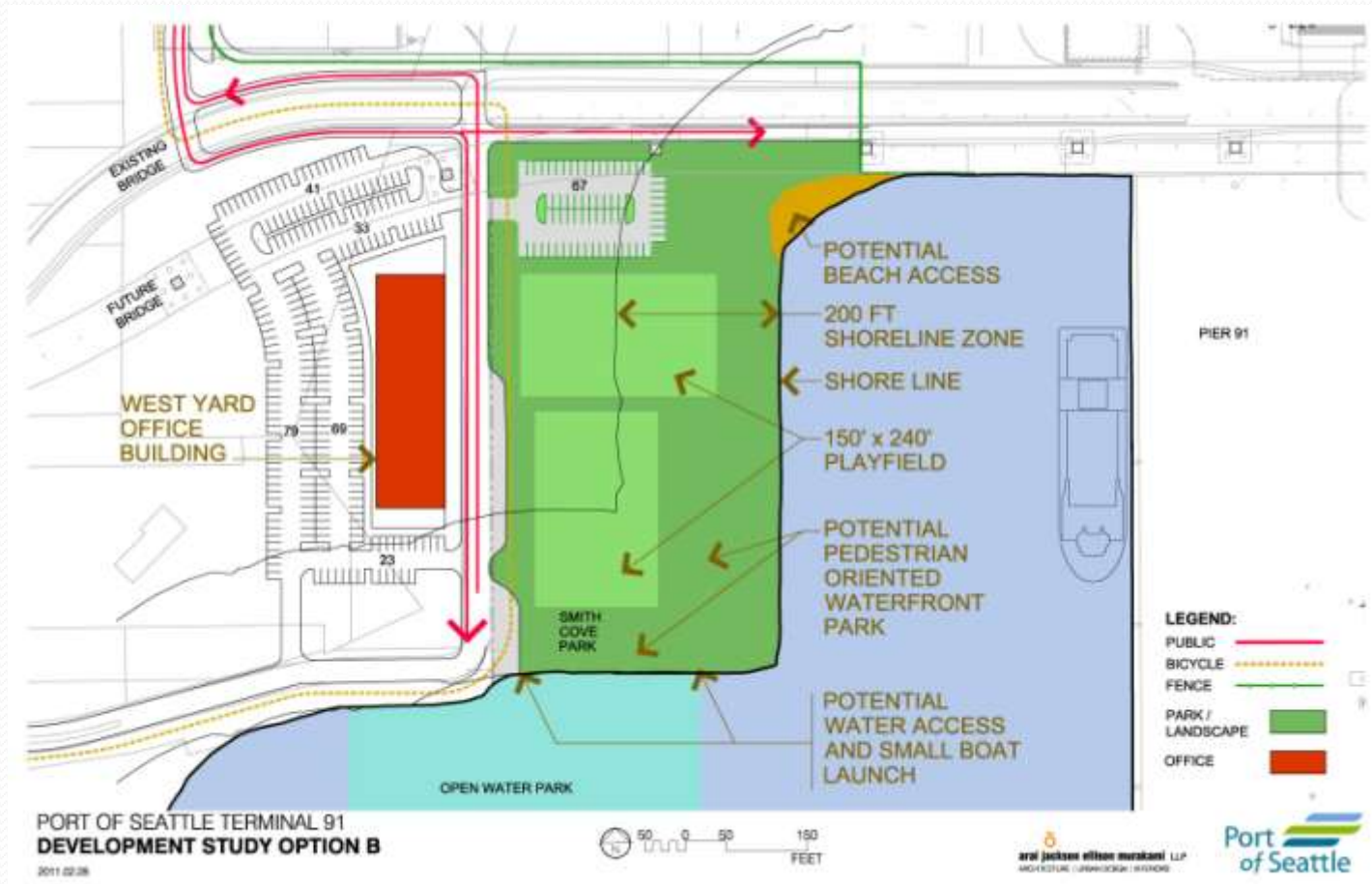
# Additional Considerations

- Siting of CSO facility
- Infrastructure :
  - Cost of road and utility upgrades/construction
  - Efficient roadway circulation
  - Bike/pedestrian access to park
  - Impact of new Magnolia Bridge
- Environmental:
  - View corridor
  - Steep slope limitations

# Smith Cove Park Concepts

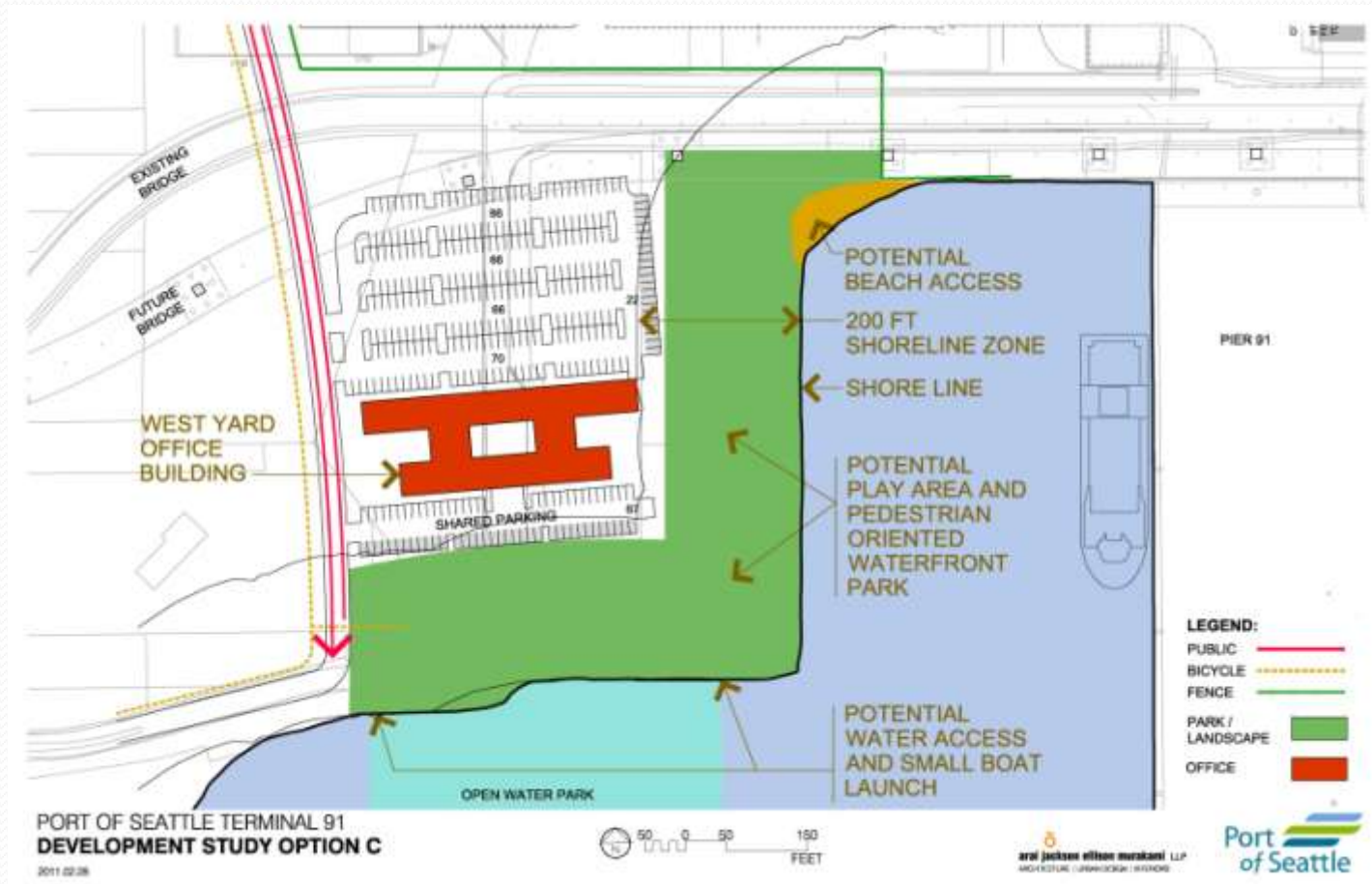


# Smith Cove Park Concepts

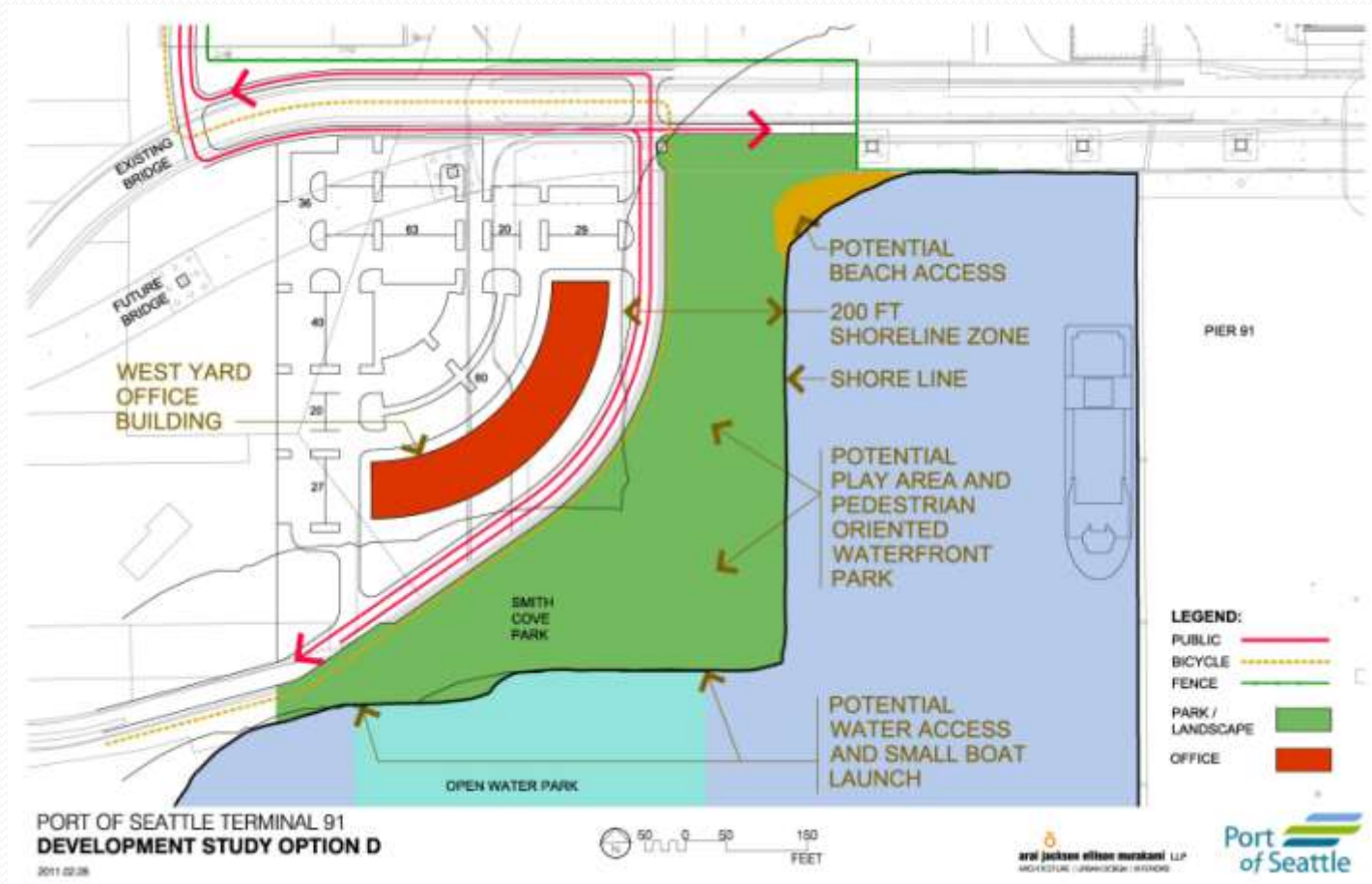




# Smith Cove Park Concepts



# Smith Cove Park Concepts



# Land Swap: Next Steps

## 1. Refine Concepts (March – April)

- Analyze each land swap concept against agency objectives
- Consider stakeholder input received to date
- Identify any fatal flaws

## 2. Feasibility Analysis/Due Diligence (April – June)

- Real estate appraisals
- Environmental site assessments
- Title research
- Survey

# Land Swap: Next Steps

3. Identify preliminary preferred concept (June – July)
  - Additional stakeholder outreach on preferred land swap concept
  - Port Commission Briefing
  - Seattle Mayor & Council briefings
4. Agency Coordination/Negotiations (August – Sept.)
  - Continued coordination with King County CSO project
  - Agencies outline terms/conditions of land exchange
5. Definitive Land Swap Agreement (if feasible, Oct.-Dec.)
  - Prepare agreement
  - Secure approval of Port Commission and City Council



# Park Development: Next Steps

- If the land swap is determined to be feasible and beneficial to the public, the Parks and Recreation Department will develop a public involvement process to design the park
- A design program will be drafted in conjunction with King County's design of the CSO facility and a series of public meetings held to develop a design for the new park
- Comments can be submitted to:  
<http://seattle.gov/parks/ProParks/projects/smithcove>